

Proposed Far North District Plan – s42A Report Table

Appendix 2 - Officer's Recommended Decisions on Submissions (Quail Ridge Special Purpose Zone).

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of s42A report
S454.140	Transpower New Zealand Ltd	General / Plan Content / Miscellaneous	Not Stated	Due to its linear nature and the requirement to connect new electricity generation to the National Grid, regardless of where the new generation facilities are located, transmission lines may need to traverse any zone within the Far North District. None of the Special Purpose zones have objectives, policies or rules that provide for critical infrastructure such as transmission facilities that may be located, or need to be located, within these zones to support the activities that occur there.	Amend the provisions in the Quail Ridge Special Purpose zone to ensure that critical infrastructure, such as transmission facilities, is provided for.		Reject	Section 5.2.1 Key Issue 1: Specific recognition of the National Grid
FS369.022	Top Energy		Support	Top Energy support the provision of critical infrastructure (including electricity) within the Quail Ridge Special Purpose Zone.	Allow	allow the original submission	Reject	Section 5.2.1 Key Issue 1: Specific recognition of the National Grid
S512.071	Fire and Emergency New Zealand	Rules	Not Stated	Fire and Emergency support an activity for emergency service facilities being listed as an activity in zones. Please see Table 1 of the submission for the location of existing fire stations. Note that these are found in a range of zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the	Insert new rule for Emergency service facilities included as a permitted activity Emergency service facilities are exempt from standards relating to setback distances, vehicle crossings		Reject	Section 5.2.2 Key Issue 2: Specific recognition of Emergency Services

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				<p>purposes of fire stations. Provisions within the rules of the district plan are therefore, the best way to facilitate the development of any new fire stations within the district as urban development progresses. Fire and Emergency request that emergency service facilities are included as a permitted activity in all zones. The draft Plan currently only includes emergency services facilities as an activity in some zones and with varying activity status. In addition, fire stations have specific requirements with relation to setback distances and vehicle crossings. Fire and Emergency request that emergency service facilities are exempt from these standards</p>			
S512.118	Fire and Emergency New Zealand	QR-R1	Support in part	<p>Many zones hold objectives and policies related to servicing developments with appropriate infrastructure. Noting that NH-R5 requires adequate firefighting water supply for vulnerable activities (including residential), Fire and Emergency consider that inclusion of an additional standard on infrastructure servicing within individual zone chapters may be beneficial.</p>	<p>Insert new standard and/or matter of discretion across zones on infrastructure servicing (including emergency response transport/access and adequate water supply for firefighting)</p>	Reject	<p>Section 5.2.2 Key Issue 2: Specific recognition of Emergency Services</p>
S482.021	House Movers Section of New Zealand Heavy Haulage Association Inc	QR-R1	Support in part	<p>The Proposed Plan definition of "building" does not clearly include relocated buildings, and the existence of a separate definition of relocate buildings in the Proposed Plan appears to create a distinction between "buildings" and "relocated buildings". It is not clear that the permitted activity status applied in most zones to "new buildings and structures" also applies</p>	<p>amend QR-R1 to: provide for relocated building as a permitted activity when relocated buildings meet performance standards and criteria (see schedule 1). insert a performance standard for use of a pre inspection report (schedule 2) restricted discretionary activity status for relocated buildings that</p>	Reject	<p>Section 5.2.3 Key Issue 3: Relocatable buildings as a permitted activity</p>

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				to the relocation of buildings. It is submitted that relocated buildings should have the same status as new buildings, and subject to the same performance standards unless there is any specific overlay or control which applies e.g. historic heritage	do not meet the permitted activity status standards			
FS23.168	Des and Lorraine Morrison		Support	It is important that provision is made in all zones for relocatable buildings to enable choice, reuse of existing housing, and to make it clear what the activity status is for such buildings. This is particularly the case in urban zones.	Allow	allow the relief sought	Reject	Section 5.2.3 Key Issue 3: Relocatable buildings as a permitted activity
S481.020	Puketotara Lodge Ltd	QR-R2	Not Stated	The submitter seeks to ensure that the PDP adequately controls effects from stormwater discharge, particularly between sites or adjacent sites. The Operative Far North Plan contains a stormwater management rule in each zone, along with matters of discretion which Council can consider where the impermeable surface area exceeds what is allowed under the permitted activity rule. There is no specific "stormwater management" rule in the Rural Production zone in the PDP, however there is a rule relating to impermeable surface coverage. It is submitted that additional matters should be added to the list of relevant matters for discretion in the impermeable coverage rule in all zones, in order to better control effects between sites or adjacent sites,	Insert the following as matters of control (inferred): <ul style="list-style-type: none"> • Avoiding nuisance or damage to adjacent or downstream properties; • The extent to which the diversion and discharge maintains pre-development stormwater run-off flows and volumes; • The extent to which the diversion and discharge mimics natural run-off patterns 	Accept in part	Section 5.2.4 Key Issue 4: Stormwater provisions	
S283.028	Trent Simpkin	QR-R2	Oppose	The impermeable surfaces rule is one of the most common rules breached when designing homes. The low thresholds means therefore means many homes will still require a	Amend to increase impermeable surface coverage maximum to be realistic based on the site of lots allowed for the zone and/or insert a PER-2 which says if a TP10	Reject	Section 5.2.4 Key Issue 4: Stormwater provisions	

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				resource consent for Impermeable surfaces. all RC's breaching impermeable surfaces require a TP10/Stormwater report from an engineer (already). This is a detailed design of the stormwater management onsite and shouldn't require FNDC to look at it and tick the box to say its acceptable. Why don't we have a PER-2 which says that if a TP10 report is provided by an engineer, it's permitted? (one solution to reduce the number of RC's for Council to process, and assist with getting back to realistic processing times). This submission point applies to all zones.	report is provided by an engineer, the activity is permitted (inferred)			
FS570.842	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.4 Key Issue 4: Stormwater provisions
FS566.856	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.4 Key Issue 4: Stormwater provisions
FS569.878	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.4 Key Issue 4: Stormwater provisions
S512.047	Fire and Emergency New Zealand	QR-R6	Support in part	Fire and Emergency requires minimum width of 4.0m for emergency responder access. In addition the activity references 'TRAN-R6 Quail Ridge on site access, parking and access'. The TRAN-R6 included in transport chapter does not cover this.	Amend reference to TRAN-R6 and ensure it provides for emergency response access in accordance with SNZ PAS 4509:2008. CON-3 Internal roads shall have a minimum width of 3-54.0m seal, with passing bays as necessary.	Reject	Section 5.2.2 Key Issue 2: Specific recognition of Emergency Services	

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S354.026	The BOI Watchdogs	QR-R9	Oppose	We have noted in this consultation process that there are animal owning and pet limits on in this zone. We ask FNDC to review this for legality and sanity. A retiree can bring a dog into the village, but when it dies, they do not have a right to replace the companion. That policy also gives the village manager the right to revoke someone's right to a dog AT ANY TIME.	Delete the rule that restrict pets (inferred)	Reject	Section 5.2.5 Key Issue 5: Pets provisions	
FS570.1035	Vision Kerikeri 3		Oppose	Oppose to the extent that the submission is inconsistent with our original submissions.	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Key Issue 5: Pets provisions
FS566.1049	Kapiro Conservation Trust 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Key Issue 5: Pets provisions
FS569.1071	Vision Kerikeri 2		Oppose	Oppose to the extent that the submission is inconsistent with our original submission	Disallow	Disallow to the extent that the submission is inconsistent with our original submission	Accept	Section 5.2.5 Key Issue 5: Pets provisions
S431.199	John Andrew Riddell	QR-S3	Not Stated	Not stated	Retain the approach varying the required height to boundary depending on the orientation of the relevant boundary.	Accept	Section 5.2.6 Key Issue 6: Height in relation to boundary provisions	
S512.092	Fire and Emergency New Zealand	QR-S4	Support in part	Setbacks play a role in reducing spread of fire as well as ensuring Fire and Emergency personnel can get to a fire source or other emergency. An advice note is recommended to raise to plan users (e.g. developers) early on in the resource consent process that there is further control of	Insert advice note to setback standard Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the	Reject	Section 5.2.2 Key Issue 2: Specific recognition of Emergency Services	

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				building setbacks and firefighting access through the New Zealand Building Code (NZBC).	Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted		
S512.048	Fire and Emergency New Zealand	QR-S10	Support in part	Fire and Emergency support the timing of water supply facilities to be operational before residential units are occupied.	QR-S10 Stormwater, water supply and wastewater facilities. Plans and specifications of the on site stormwater, water supply and wastewater facilities in each stage shall be provided to the Council and the facilities made operational before the associated residential units in the stage are occupied. Note: plans and specifications must show how on site alternative firefighting water supplies comply with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.	Reject	Section 5.2.2 Key Issue 2: Specific recognition of Emergency Services